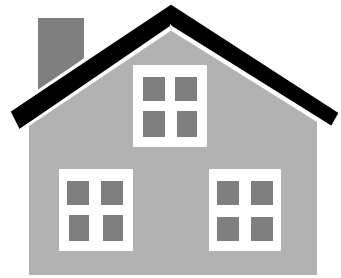


***Locked Out 2002:
California's Affordable Housing Crisis Continues***



HOUSING FACTS: CALIFORNIA

- ▶ California's homeownership rate in 2001 was only 58 percent, compared to 68 percent for the nation as a whole.
- ▶ More than half (51 percent) of renters in California's metropolitan areas pay more than 30 percent of their incomes toward rent. A quarter (25 percent) pay more than half of their incomes toward rent (2001).
- ▶ Low-income renters (those with annual household incomes under \$18,000) outnumber low cost rental units (those renting for \$450 or less per month) in California's metropolitan areas by a ratio of 2.3-to-1 (2001).
- ▶ California issued building permits for only 1.4 million housing units between 1990 and 2001, compared to 2.0 million in the 1980s and 2.2 million in the 1970s. During the 1980s, multifamily housing represented nearly half (45 percent) of new permits issued, compared to only a quarter (26 percent) between 1990 and 2001.
- ▶ California needs to add at least 200,000 housing units per year, through the year 2020, in order to meet projected demand. Between 1990 and 2001, an average of 116,922 permits were issued per year.
- ▶ California added 4.0 jobs for each new unit of housing from 1994 to 2001, more than twice the 1.5-to-1 ratio recommended by housing policy experts.
- ▶ Only 34 percent of California households in 2001 could afford to buy the median-priced home in their area, compared to 57 percent nationally.
- ▶ Over the past seven years, more than 24,000 affordable units have been lost in California as landlords buy out Section 8 contracts or allow them to expire so they can rent out units at market rate.

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California Housing Facts, Page 2***



- ▶ Nearly 25 percent of those living in transitional or emergency shelters in 2000 were under 18 years of age.
- ▶ The share of workers commuting 90 minutes or more to work in California increased by 57 percent between 1990 and 2000.